1.0 GENERAL

1.1 UBC Related Guidelines

1.2 Coordination Requirements

1.3 Acoustic Requirements

1.4 Environmental Requirements

2.0 FLOORS

2.1 Flooring Materials and Design Requirements
.8 Carpet, (preferably carpet tile), is to be specified for enclosed administration offices, open administration areas, staff conference and meeting rooms.

.9 Carpet, (preferably carpet tile), may be used in lounge areas where food services are not available; otherwise use linoleum wherever possible.

.10 For ease of cleaning, linoleum is preferred in undergraduate areas.

.11 In large lecture theatres or other areas where fixed seating occurs, use resilient flooring for ease of maintenance. Consideration must be given to acoustic treatment – refer to the Learning Space Design Guidelines for appropriate material choices.

.12 Laboratory Flooring: Heat welded sheet vinyl flooring to be used. Rubber flooring can be used, however the UBC project manager and design team to ensure the user group is made aware that maintenance of this flooring type will be customer-funded. Choice of flooring must reflect slip resistance required for the installation. Confirm with UBC Risk Management Services for any special requirements for laboratories using radioisotopes.

2.2 Floor Finishing (Scrubbing) Procedures

1. The first step prior to commencing the floor care process is to complete a detailed construction cleanup of the immediate surrounding area. This includes wiping down of all vertical and horizontal surfaces ensuring all soil and dust is removed. This will help prevent contamination of the finish when applied.

2. The entire room should be emptied of all furniture and other objects. This will allow the service workers the ability to complete the floor care procedures efficiently and safely.

3. The floor surface must be vacuumed thoroughly to ensure all loose soil has been removed.

4. The entire floor surface must be scrubbed with a neutral floor cleaner. The neutral floor cleaner must be spread evenly over the floor surface in 10 ft x 10 ft sections. Continue doing 10 ft x 10 ft sections until the floor surface is completely scrubbed.

5. The clean, dry surface will be finished (waxed) with a sealer/finish combination approved product called G2 Green Finish. This is a Green Seal Certified floor finish. A total of five coats of G2 Green Finish must be applied in thin coats and evenly over the entire surface. The floor finish must be allowed to dry for a minimum of 60 minutes between each coat. This drying time between coats allows the moisture within the finish to evaporate and fuse each coat together for a strong, level, hard surface and prepares the floor surface for the final procedure.

6. When the five thin coats of finish (wax) has been applied and has properly fused each coat together the floor must be allowed to cure for at least 12 hours prior to commencing the final burnishing procedure.

7. This is the final step in the floor care process and is very important. This burnishing procedure must be performed using a clean burnishing pad and a burnishing machine that operates at no less than 1500 RPM. The floor must be free of all soil and stains prior to burnishing. The burnisher smooths and hardens the finish surface thus making it resistant to all scuffmarks, spills and normal daily abuse. A burnished floor surface allows for easy maintenance and if maintained properly will prevent future stripping of the floor surface and will also prevent the replacement of the flooring years down the road. The final floor care procedure allows the service workers at UBC, to maintain the floors using a full restoration program.
8. All equipment and supplies used to perform this detailed floor work must be clean and in good working condition to ensure the best results.

IMPORTANT: These detailed specifications must be followed according to the University of British Columbia’s standard. Nothing less than this standard will be accepted or approved.

3.0 WALLS

3.1 Materials

.1 Ensure lower 3’ of walls in high traffic areas are abuse resistant. Chair rails, wall bumpers and corner guards are acceptable as per user group requirements.

.2 Use cement board behind showers or bath tubs.

.3 Standard Public Spaces:
   .1 It is recommended that interior colour selections for public space wall areas be neutral colours. This minimizes wastage and storage costs for different colours.
   .2 Where wood finishes on walls require fire retardant, use only pressure-treated fire retardant, not surface-applied.

4.0 CEILINGS

4.1 Materials

.1 Concealed-spline ceilings are not acceptable.

.2 Ceiling finishes used should be easily accessible and should be such that they can be removed and replaced by the service trades and Building Operations crews without damage and without requiring other trades or crews to provide access with special equipment. It should be noted that drop-down tiles with reveal edges are weaker than standard tiles.

.3 Equipment that requires regular servicing or maintenance (i.e. anything with filters such as fancoils) shall not be located above wood ceilings (or other integrated ceiling systems). For example - a vav box with reheat coil can be located above a wood slat ceiling provided that access panels are provided. However, fancoils, terminal heat pumps, etc. shall be located above acoustical tile ceilings or within exposed ceilings only.

.4 Coordinate the provision of access hatches during the design phase for wood ceilings and gypsum wall board ceilings.

.5 Fire resistant ceilings that require the use of hold down clips must not be used.

5.0 SEISMIC RESTRAINT

.1 Provide seismic restraint for suspended ceiling finishes and associated light fixtures.

.2 Coordinate structural attachment and seismic restraints for finishes with the specialty structural engineer.
.3 Provide signed and sealed shop drawings by a Professional Structural Engineer registered in the province of BC.

6.0 ELECTRICAL EQUIPMENT

.1 No electrical equipment shall be concealed by architectural finishes, furniture, artwork, bulletin boards or other similar items that would delay identifying their location in an emergency.

***END OF SECTION***